

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 4
Mtg. Date May 5, 2015
Dept. Development Services Department

Item Title: **Public Hearing to Consider General Plan Amendment GPA150-0001 and Zoning Amendment ZA150-0001 (Request to Amend the General Plan Land Use Designation from Transportation and Retail Commercial to Medium/High Residential Density and to Amend the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) on the South Side of Broadway between 8305 Broadway and 8373 Broadway)**

Staff Contact: Carol Dick, Development Services Director
Dave DeVries, Principal Planner
Gino DeSanti, Intern

Recommendation:

- 1) Conduct the public hearing; and
- 2) Adopt a resolution (**Attachment B**) approving General Plan Amendment GPA150-0001 and certifying Negative Declaration ND15-01.
- 3) Introduce Ordinance No. 427 (**Attachment C**).

Item Summary:

The proposed project is a request to amend the General Plan Land Use Designation from Transportation and Retail Commercial land use to Medium/ High Density Residential (up to 29 dwelling units per acre) land use and to amend the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for ten separate properties located on the south side of Broadway between 8305 Broadway and 8373 Broadway. The project area consists of approximately 7.2 developed acres. The existing development in the project area consists of five residential properties (1 duplex and 4 single family residences), a residential care facility with vehicle parking lots on separate lots, a condominium development and an auto repair facility. The project is a City initiated project.

The staff report (**Attachment A**) outlines the proposed amendments in detail. The Planning Commission conducted a public hearing April 27, 2015 and recommends City Council approval.

Fiscal Impact:

None.

Environmental Review:

- | | |
|--|--|
| <input type="checkbox"/> Not subject to review | <input checked="" type="checkbox"/> Negative Declaration |
| <input type="checkbox"/> Exempt, Section _____ | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Tribal Government Consultation Request |
| <input checked="" type="checkbox"/> Notice published in local newspaper | | <input checked="" type="checkbox"/> Notice to property owners within 300 ft. |

Attachments:

- A. Staff Report
- B. Resolution (GPA15-0001 & ND15-01)
- C. Ordinance (ZA15-0001)
- D. Draft Mitigated Negative Declaration ND15-01
- E. 1996 General Plan Land Use Table
- F. RMH District Regulations

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 4

Mtg. Date May 5, 2015

Item Title: Public Hearing to Consider General Plan Amendment GPA150-0001 and Zoning Amendment ZA150-0001 (Request to Amend the General Plan Land Use Designation from Transportation and Retail Commercial to Medium/High Residential Density and to Amend the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) on the South Side of Broadway between 8305 Broadway and 8373 Broadway)

Staff Contact: Carol Dick, Development Services Director
Dave DeVries, Principal Planner
Gino DeSanti, Intern

Application Summary:

APPLICANT:	City of Lemon Grove
PROPERTY OWNERS:	Total of 10 legal lots and one sliver lot with 47 different property owners. One of the 10 legal lots consists of condominium lots with 28 owners and 10 common area owners.
PROPERTY LOCATION:	The properties are located on the south side of Broadway between 8305 Broadway Lane and 8373 Broadway.
PROJECT AREA:	Approximately 7.2 acres (313,632 sq. ft.)
EXISTING ZONE:	General Commercial (GC).
GENERAL PLAN LAND USE DESIGNATION:	Retail Commercial and Transportation.
SURROUNDING PROPERTIES:	North: Broadway / State Route 125 / State Route 94 South: Single Family Residential / County of San Diego East: Storage Facility / Multi-Family West: Caltrans Drainage Facility / State Route 125
ENVIRONMENTAL IMPACT:	A Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND.

Attachment A

Project Description

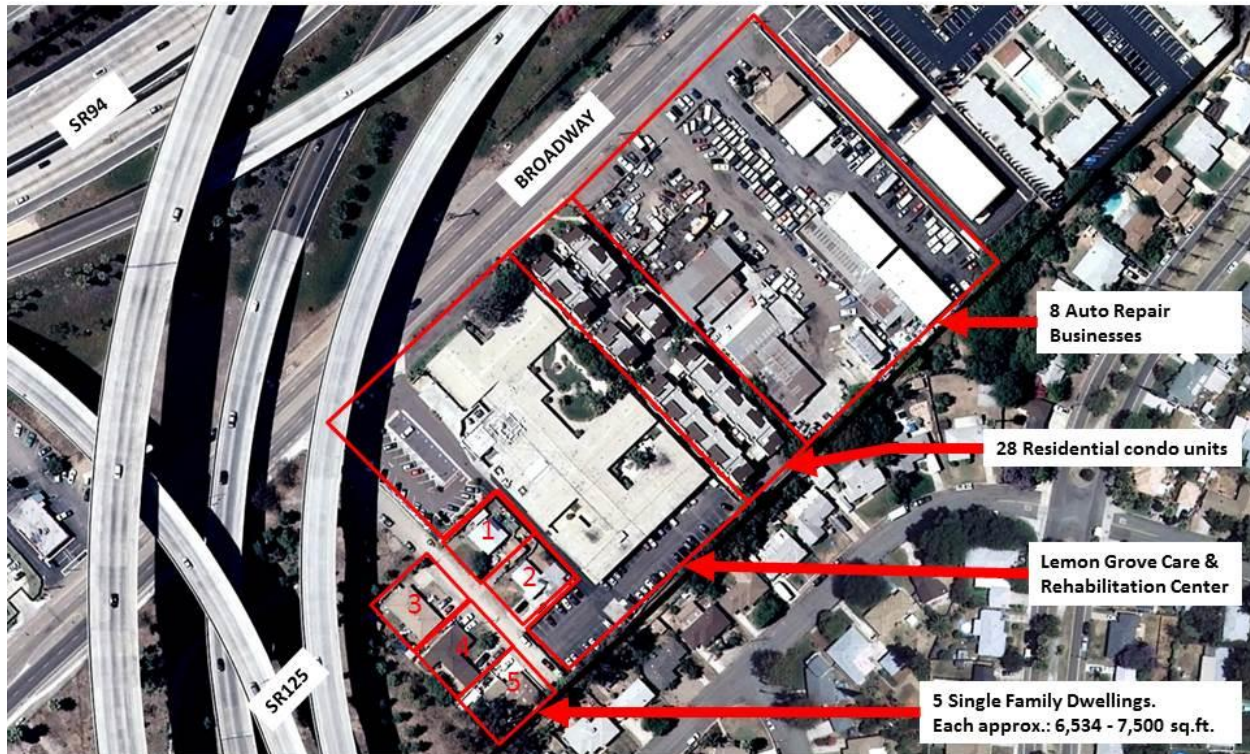
The project consists of amending the General Plan Land Use Designation of properties between and including 8305 and 8373 Broadway from Transportation and Retail Commercial to Medium/High Density Residential and amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH). This project was initiated by the City to address existing nonconforming uses and to promote the conversion of existing nonconforming uses to the predominant existing residential uses in the area.

The properties are located on the south side of Broadway adjacent to a single family residential zone in the County of San Diego as shown below.



Analysis

The properties are located in an area surrounded by transportation uses (Broadway, SR94 and SR125), commercial and residential uses. The area was significantly affected by the design and construction of SR125. Several single family residential properties were identified with the transportation land use designations because it was thought the properties would be used for the construction of the freeway. Those properties were not used or taken and the land use designation modification from Transportation to Residential Medium/High is part of this request. The background information from the 1996 General Plan process identifies several existing land uses along the south side of Broadway from SR125 to the east City boundary consisting of commercial, residential and light industrial/warehouse land use designations. The existing development has remained essentially the same in this area with the exception of the construction of a mini-storage facility. The project area is approximately 7.2 acres and involves 10 legal lots.



Existing Conditions

The 1996 General Plan revised the land use designations for properties that contained existing single family homes, existing condominiums and a residential care facility from a variety of uses to Retail Commercial and General Commercial zones. The auto repair property was not changed in that General Plan process (commercial land use designation and zone).

With the recent listing for sale and marketing of the auto repair lot, City staff believes there is an opportunity to pursue more compatible land use designations in this area. The auto repair business (composed of eight businesses) has been the subject of numerous complaints from neighbors located both in the City of Lemon Grove and the County of San Diego.

The lots containing the auto repair businesses, the condominiums, and the single family residences are all considered non-conforming to the current zoning district (General Commercial). The Lemon Grove Municipal Code contains provisions that govern nonconforming lots and structures (LGMC 17.24.090) and restricts owners from exceeding specific limitations on maintenance and/or improvements. These provisions are meant to ensure that the designated land use and zoning objectives can be realized and that the lifespan of the improvements are not extended beyond a reasonable timeframe. The provisions have been very difficult to apply and for property owners to accept.

The following tables and exhibits describe each of the properties within the project area (**Table 2**) as well as the properties to the east of the project area (**Table 3**). The tables show that the predominant use is residential use and the average residential density within the project area is 18 dwelling units per acre and the area outside is 36 dwelling units per acre. The 36 du/acre average is due in part because the structures were motels/hotels and the conversion was

Attachment A

approved as proposed. The current General Plan land use designation of this property is Residential Medium/High Density.

The Planning Commission recommends that the Residential Medium/High land use designation be applied to the project site. A residential density of 29 dwelling units is consistent with existing development along Broadway and service systems can support, or be made to support, the additional residential units. With the proposed amendments, the single family residential units would continue to be nonconforming to the land use and the zone, but would be consistent in the broader land use of residential use. The five residential lots may eventually redevelop but may require assembling the lots in order to meet the objectives and requirements of the Residential Medium/High zone.

Existing Site Conditions Summary

Table 2 below provides a development summary of each property within the proposed project area. The shaded cells represent nonconforming uses or structures.

Table 2

Address APN	Acres	Existing Land Use Zone	Existing Development	Existing Density	Proposed Density 29 du/ac
8321-23 Broadway Lane 499-220-27	0.15	Transportation General Commercial	Duplex	13 du/ac	4
8319 Broadway Lane 499-220-26	0.16	Transportation General Commercial	SFR	6 du/ac	4
8313 Broadway Lane 499-220-06	0.17	Transportation General Commercial	SFR	6 du/ac	4
8307 Broadway Lane 499-220-08	0.16	Transportation General Commercial	SFR	6 du/ac	4
8309 Broadway Lane 499-220-09	0.16	Transportation General Commercial	SFR	6 du/ac	4
Broadway Lane 499-220-10	0.18	Transportation General Commercial	Parking Res. Care/Hospital	62 beds /ac	76
8351 Broadway 499-220-35	1.92	Retail Commercial General Commercial	165 Bed Res. Care/Hospital		
Broadway 499-220-61	0.53	Retail Commercial General Commercial	Parking Res. Care/Hospital		
8361-5 Broadway 499-220-57	0.91	Retail Commercial General Commercial	28 Unit Condominiums	30 du/ac	26
8369-85 Broadway 499-220-58	2.88	Retail Commercial General Commercial	8 Auto. Repair Businesses	n/a	83
TOTALS	7.22	Nonconforming are highlighted in grey.	199 units (34 du, 165 beds)	18 units/ac average	205-209 maximum dwelling units

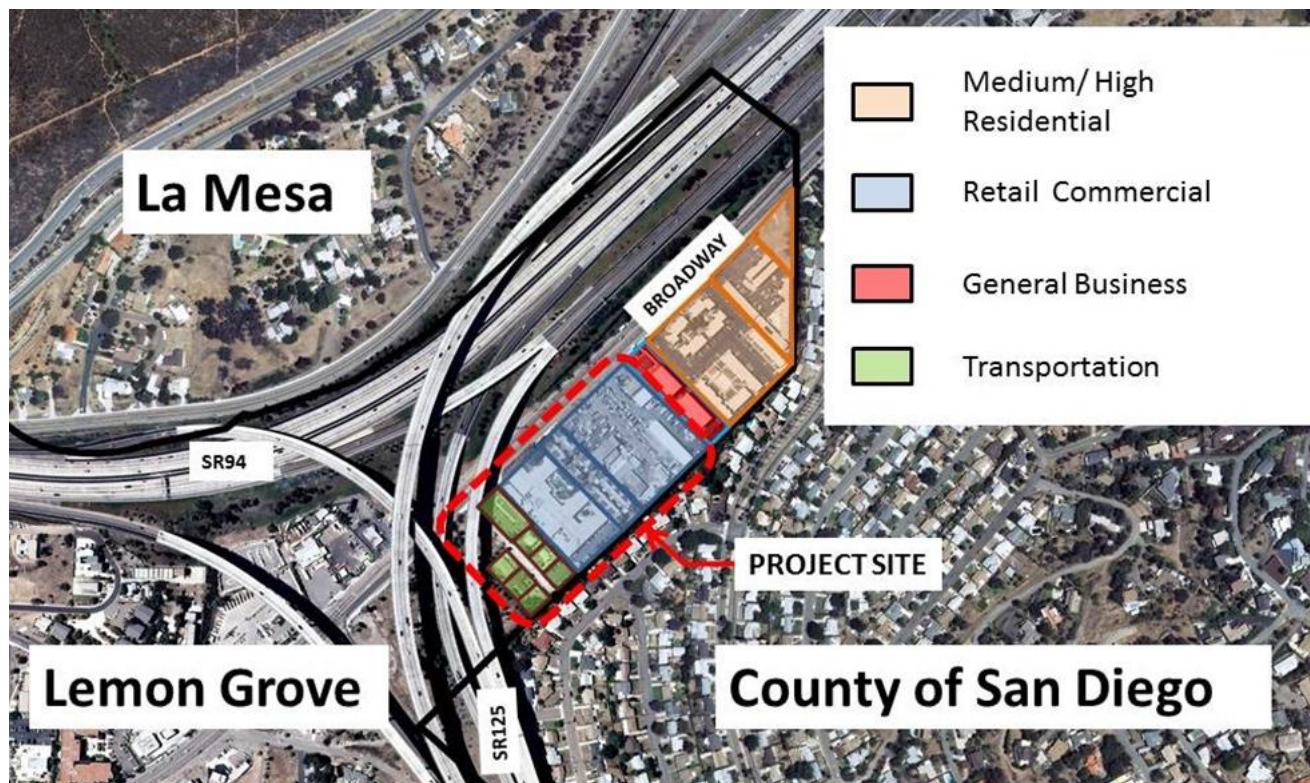
Attachment A

Table 3 below provides a development summary of each property to the east of the proposed project area:

Table 3

Address APN	Acres	Existing Land Use Zone	Existing Development	Existing Density
8409 Broadway 499-220-60-00	0.93	General Business Limited Commercial	Public Storage	n/a
8413-27 Broadway 499-220-56-00	2.77	Residential Medium/High Density Medium/High Residential	82 Unit Apartment	29
8429 Broadway 499-220-59-00	1.45	Residential Medium/High Density Medium/High Residential	70 Unit Apartment	48
8465 Broadway 499-220-53-00	0.51	Residential Medium/High Density Medium/High Residential	Vacant/Proposed 16 du Density Bonus Project	31
Totals	5.66			
Residential	4.73		168 du	36 du/ac average

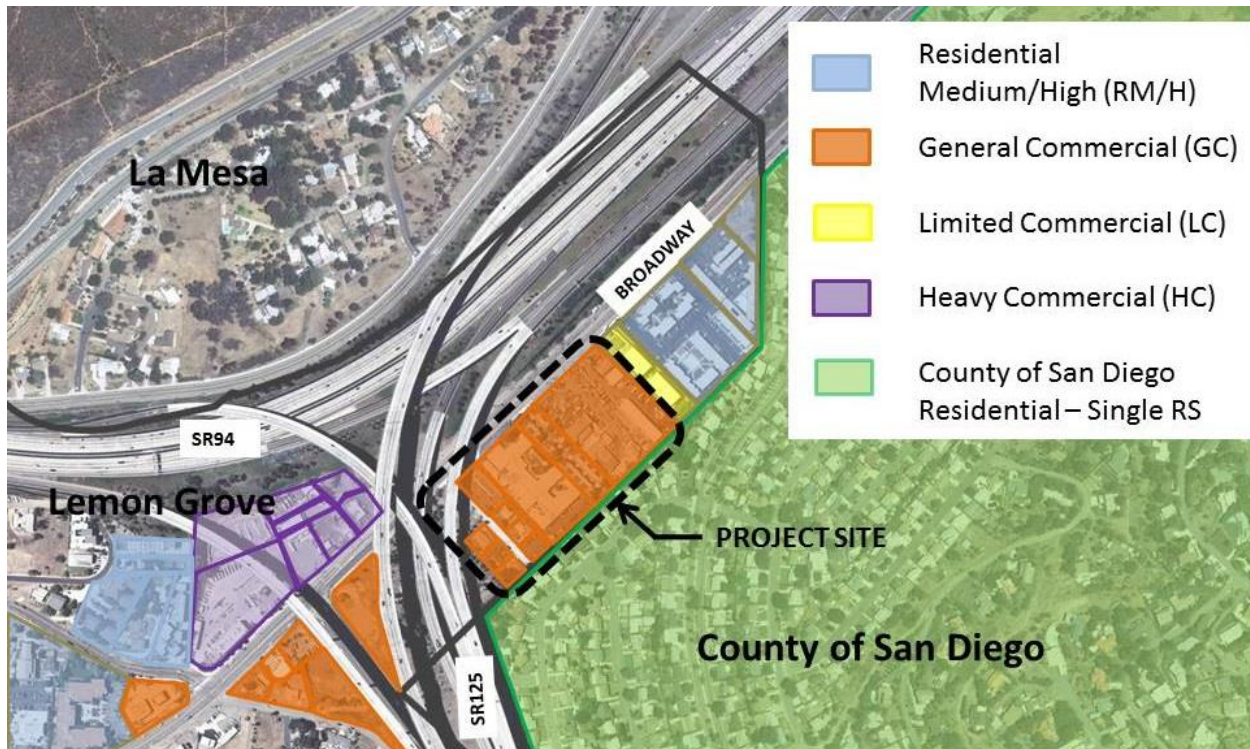
The Retail Commercial and Transportation land use designations would be replaced with Medium/High Residential Density land use designations in the project area. The existing General Business and Medium/High Residential Density land use designations would remain as shown below.



Existing Land Use

Attachment A

The General Commercial zones shown below in the project area would be replaced with the Residential Medium/High (RM/H) zone.



Existing Zoning

The Government Code requires that the zoning designation be consistent with the property's General Plan land use designation.

The properties' close proximity to State Route 94 (freeway noise prevalent in the area) requires that future development consider noise attenuation in the structures to meet current Building Code requirements.

Public Information:

The Notice of Public Hearing was published in the April 2, 2015 edition of the East County Californian and the property owners of the subject properties and property owners within 300 feet of the properties were notified via US mail delivery of the Planning Commission meeting on April 2, 2015 and of the City Council public hearing on April 14, 2015.

A Native American Tribal Government Consultation was conducted pursuant to Government Code Section 65352.3.

On April 27, 2015, the Planning Commission conducted a public hearing. The Planning Commission recommends that the City Council approve the proposed project. No formal public comments were received.

Attachment A

Conclusion:

The Planning Commission recommends that the City Council: 1) conduct public hearing, 2) adopt the resolution (**Attachment B**) certifying Negative Declaration ND15-01 and approving General Plan Amendment GPA15-0001, and 3) introduce Ordinance No. 427 approving Zoning Amendment ZA15-0001 (**Attachment C**). |

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT GPA15-0001 AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM TRANSPORTATION AND RETAIL COMMERCIAL TO RESIDENTIAL MEDIUM/HIGH DENSITY FOR TEN PROPERTIES LOCATED ON THE SOUTH SIDE OF BROADWAY AS SHOWN ON EXHIBIT A IN LEMON GROVE, CALIFORNIA

WHEREAS, the City of Lemon Grove conducted an environmental assessment for Zoning Amendment ZA15-0001 and General Plan Amendment GPA15-0001 on April 1, 2015, to amend the General Plan Land Use Designation from Transportation and Retail Commercial to Residential Medium/High for ten properties located on the south side of Broadway as shown on Exhibit A and to amend the Zoning District from General Commercial to Medium/High Residential; and

WHEREAS, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

WHEREAS, on April 27, 2015, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council certify Negative Declaration ND15-01 and approve General Plan Amendment GPA15-0001; and

WHEREAS, on May 5, 2015, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, the City Council finds that the General Plan Amendment is in accordance with Government Code Sections 65350 to 65359; and

WHEREAS, the City Council finds that the General Plan Amendment is consistent with the goals and the policies of the General Plan and Chapter 18.40 (General Plan Conformity) of the Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

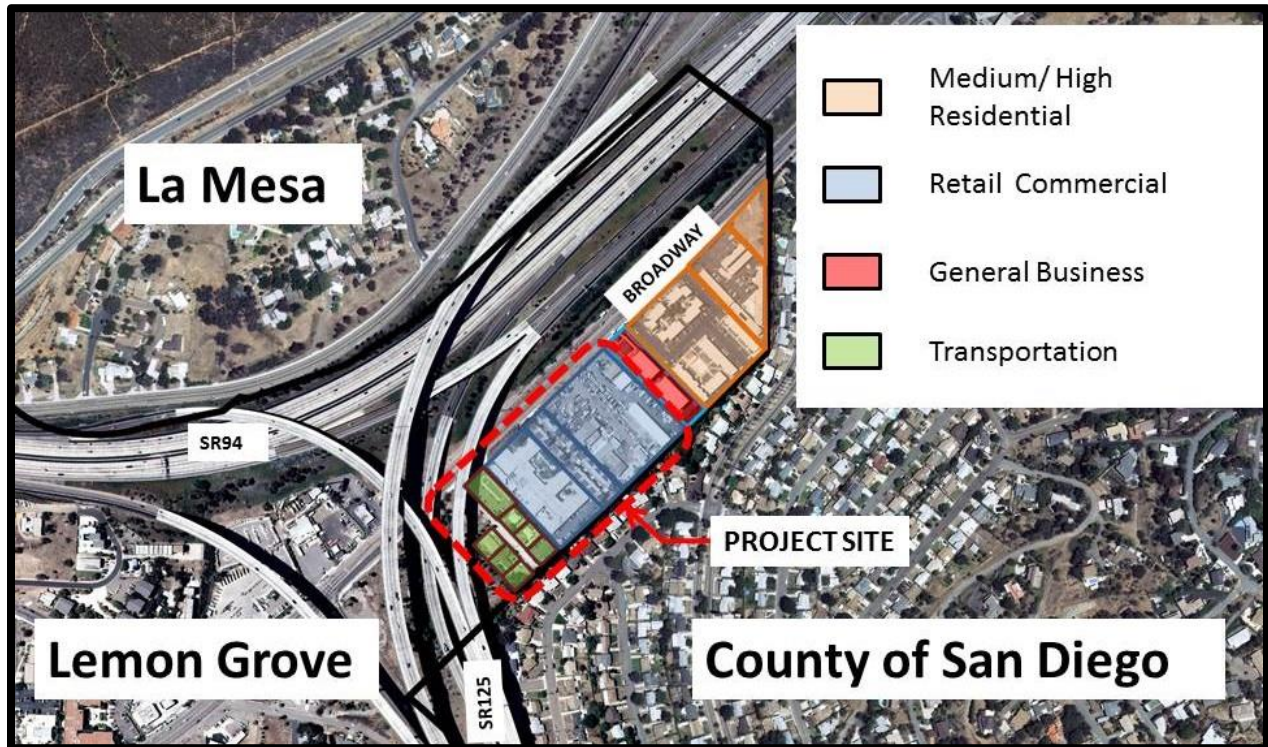
SECTION 1. Certifies the adequacy of the Negative Declaration of Environmental Impact ND15-01; and

SECTION 2. Approves General Plan Amendment GPA15-0001 amending the General Plan Land Use Designation from Transportation and Retail Commercial to Residential Medium/High Density for ten parcels as shown on Exhibit A.

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Attachment B

EXHIBIT A



PROPERTIES IN PROJECT SITE

1. 8321-23 Broadway Lane APN: 499-220-27
2. 8319 Broadway Lane APN: 499-220-26
3. 8313 Broadway Lane APN: 499-220-06
4. 8307 Broadway Lane APN: 499-220-08
5. 8309 Broadway Lane APN: 499-220-09
6. Broadway Lane APN: 499-220-10
7. 8351 Broadway APN: 499-220-35
8. Broadway APN: 499-220-61
9. 8361-5 Broadway APN: 499-220-57
10. 8369-85 Broadway APN: 499-220-58

ORDINANCE NO. 427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA APPROVING ZONING AMENDMENT ZA15-0001 AMENDING THE ZONING DISTRICT FROM GENERAL COMMERCIAL (GC) TO MEDIUM/HIGH RESIDENTIAL, LEMON GROVE, CALIFORNIA

WHEREAS, the City of Lemon Grove conducted an environmental assessment for Zoning Amendment ZA15-0001 and General Plan Amendment GPA15-0001 on April 1, 2015, to amend the General Plan Land Use Designation from Transportation and Retail Commercial to Residential Medium/High for ten properties located on the south side of Broadway as shown on Exhibit A and to amend the Zoning District from General Commercial to Medium/High Residential; and

WHEREAS, a Negative Declaration (ND) of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project. The Initial Environmental Study prepared for this project identified no potential environmental impacts. Mitigation measures are not included in the ND; and

WHEREAS, on April 27, 2015, a public hearing was duly noticed and held by the Lemon Grove Planning Commission; and

WHEREAS, the Planning Commission recommended that the City Council certify Negative Declaration ND14-01 and approve Zoning Amendment ZA15-0001; and

WHEREAS, on May 5, 2015, a public hearing was duly noticed and held by the Lemon Grove City Council; and

WHEREAS, General Plan Amendment GPA15-0001 was approved and Negative Declaration ND15-01 was certified; and

WHEREAS, the City Council finds that the following findings required to approve a Zoning Amendment can be made in accordance with Section 17.28.080(B) of the Municipal Code:

1. That the proposed amendment is consistent with the General Plan, in accordance with Government Code Section 65860, as amended.

The amendment will allow residential development in an area that is suited for more intense residential development and is more compatible with the surrounding development.

2. That the public health, safety, and general welfare benefit from the adoption of the proposed amendment.

The amendment eliminates an existing land use conflict and provides for the ability to develop residential land uses consistent with the existing predominant land uses in the vicinity; and

THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA DOES ORDAIN AS FOLLOWS:

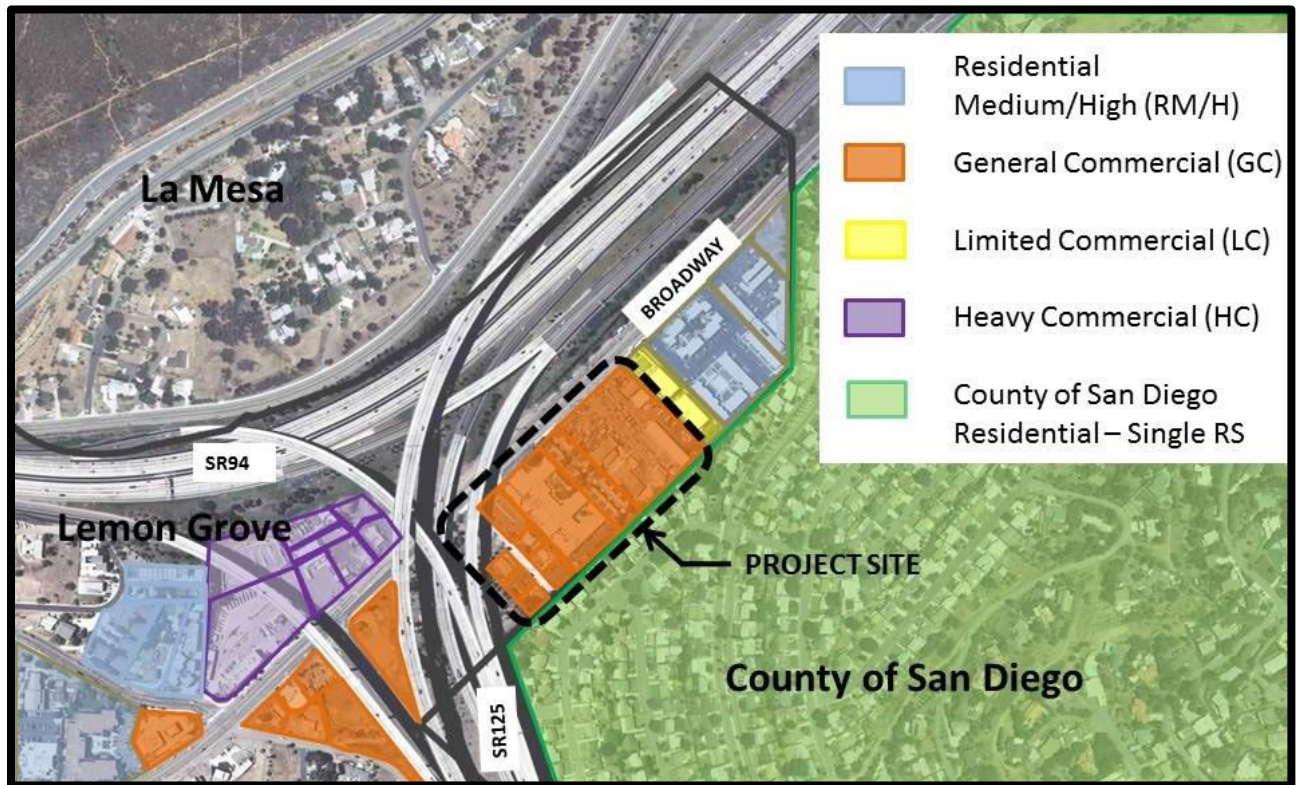
SECTION ONE: Approve Zoning Amendment ZA15-0001 amending the Zoning District from General Commercial (GC) to Residential Medium/High (RMH) for those properties identified in Exhibit A.

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Attachment C

EXHIBIT A



PROPERTIES IN PROJECT SITE

1. 8321-23 Broadway Lane APN: 499-220-27
2. 8319 Broadway Lane APN: 499-220-26
3. 8313 Broadway Lane APN: 499-220-06
4. 8307 Broadway Lane APN: 499-220-08
5. 8309 Broadway Lane APN: 499-220-09
6. Broadway Lane APN: 499-220-10
7. 8351 Broadway APN: 499-220-35
8. Broadway APN: 499-220-61
9. 8361-5 Broadway APN: 499-220-57
10. 8369-85 Broadway APN: 499-220-58

**ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMON GROVE
DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. ND15-01**

1. **Project Title:** General Plan Amendment GPA-150-0001 & Zoning Amendment ZA1-500-0001 –East Broadway Rezone
2. **Lead Agency Name and Address:** City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945
3. **Contact Person and Phone Number:** David De Vries, Principal Planner
(619) 825-3812
4. **Project Location:** Ten contiguous properties on the south side of Broadway located at 8305-8331 Broadway Lane and 8351-8385 Broadway, Lemon Grove, CA 91945. Assessor's Parcel Numbers: 499-220-06-00, 499-220-08-00, 499-220-09-00, 499-220-10-00, 499-220-26-00, 499-220-27-00, 499-220-35-00, 499-220-57-00, and 499-220-58-00 respectively.
5. **Project Sponsor's Name and Address:** City of Lemon Grove, 3232 Main St., Lemon Grove, CA 91945. **Phone:** (619) 825-3805.
6. **General Plan Designation:** The subject properties are designated as Transportation and Retail Commercial in the Land Use Element of the General Plan.
7. **Zoning:** The subject properties are located in the General Commercial zone.
8. **Description of the Project:** The proposed project is a request to amend the General Plan Land Use Designation from Transportation and Retail Commercial to Medium/High Density Residential (up to 29 dwelling units per acre) and to amend the Zoning District from General Commercial (GC) to Residential Medium/High for ten separate properties located between and including 8305 Broadway and 8373 Broadway. The project area consists of approximately 7.2 developed acres. The existing development in the project area consists of one duplex development and four single family residential properties, a residential care facility with vehicle parking lots, condominium developments and an auto repair facility.
9. **Surrounding Land Uses and Setting:** The site is located in a developed urban commercial and residential area. The site is surrounded by transportation, commercial and residential land uses. SR94, SR125 and Broadway are on the north and west sides of the project area, a storage facility and multi-family dwellings on the east side of the project area and single family residential development in the County of San Diego is on the south of the project area. The project area contains ornamental vegetation and slopes gently downward from Broadway to the southerly edge of the project. The existing development in the project area consists of four single family residential properties, a residential care facility with vehicle parking lots, condominium developments and an auto repair facility.

Attachment D

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

 X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

 I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

 I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

 I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addresses.

 I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in and earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Attachment D

On file

April 1, 2015

Signature

Date

David De Vries, Principal Planner

City of Lemon Grove

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis”, may be cross-referenced).

5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, and effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:

a) Earlier Analysis used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated” describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.

Attachment D

7. Supporting Information Sources: a source list should be attached and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.

9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION

1. **AESTHETICS.** Would the Project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The site is located in a developed urbanized area. The site is not located in or near a scenic vista or scenic highway. The project area consists of single-family residences, multi-family condominiums, a residential care facility, and auto repair land uses on developed sites with ornamental landscape. No development is proposed as a part of this project and multi-family residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

Source: 1, 2, 3, 5

2. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated

☐ Less Than Significant Impact
☒ No Impact

Discussion:

The project is located within a developed urban commercial area. The property is not located in an area used for agricultural purposes and no such impacts will occur.

Source: 1, 2

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?)
- d) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project is not expected to result in a future increase in traffic because the projected vehicle trips for the existing land uses is approximately 737 trips less than the projected vehicle trips for the subject area if built out at 29 dwelling units per acre. No significant impact on air resources is likely to occur. The Master Environmental Impact Report (MEIR) for the City of Lemon Grove's General Plan anticipates air quality impacts associated with the build out of Lemon Grove but not to a level of significance. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant. Standard conditions of future development project approval will require the control of dust during site grading and construction.

Source: 1, 2, 3, 5, 6

4. BIOLOGICAL RESOURCES. Would the project:

- a) Have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of fish and Game or U.S. Fish and Wildlife service?
- b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Attachment D

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

The MEIR for the City of Lemon Grove's General Plan confirms there are no known sensitive biological resources, riparian habitat, or wetlands within the project area.

Source: 1, 2

5. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development activities are proposed as a part of this project.

Source: 1, 2, 5

6. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

☐ Potentially significant Impact

Attachment D

☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

No development activities are proposed as a part of this project. New structures will be required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove. Typical erosion control measures will be required during site grading.

Source: 1, 2, 5

7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?
- f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?
- g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development is proposed as a part of this project and future multi-family residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes. Future development of any site will implement recommendation is a Phase 1 or 2 environmental assessment.

The subject property is not located within the Influence Area of a private airstrip or public airport.

The project is located within an urbanized area and there are no wildlands located within the vicinity of the subject property.

Attachment D

Source: 1, 2, 5, 7

8. HYDROLOGY AND WATER QUALITY. Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.
- e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development is proposed as a part of this project and future multi-family residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

Future project are required to comply with the Regional Water Quality Board regulations and requirements.

This project is not located in a flood plain or zone and is not subject to flooding.

Source: 1, 2, 4, 5

9. LAND USE PLANNING. Would the project:

- a) Physically divide an established community?
- b) Conflict with an applicable land use plan, policy or regulation of agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

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- ☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

The project will not divide the community. This amendment is expected to address existing land use conflicts created as a result of the SR125, historical uses, City and County of San Diego zoning. The project also meets current General Plan programs by addressing some of the remaining transportation land uses on properties identified by Caltrans for SR125 and not utilized for that purpose. The majority of properties on the south side of Broadway east of Sweetwater Road and to the City boundary are developed as multi-family residential land uses and this project is compatible with those existing uses.

The FAA Notice Criteria Tool has identified the project area in proximity to a navigation facility and in accordance with CFT Title 14 Part 77.9, development specifics must be filed with the FAA prior to construction.

Source: 1, 2, 5, 8

10. MINERAL RESOURCES. Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- ☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

There are no known mineral resources of value located within the City of Lemon Grove.

Source: 1, 2, 5

11. NOISE. Would the project:

- a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?
f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

- ☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact

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_____ No Impact

Discussion:

No development is proposed as a part of this project. The proposed project will not introduce significant noise sources in the vicinity that are inconsistent with the surrounding area. The surrounding land uses include single-family residences to the south in the County of San Diego, the SR-125 freeway overpass to the west, the SR-94 freeway to the north, and a public storage facility, multi-family residences, and single-family residences in the County of San Diego to the east. This amendment will address conflicts between existing residential and heavy commercial land uses.

The SR-94 and SR-125 are noise sources within close proximity of the project. Figure N-2 in the 1996 General Plan indicates that the project area is located within an area encompassing 75 db CNEL noise levels or less. The MEIR for the General Plan states that residential uses with existing noise levels below 75 db CNEL is normally unacceptable and a detailed analysis of the noise reduction requirements must be made and the needed noise insulation features included in the design. New development within the project area will require a noise study for a specific project and measures will be implemented according to the project specific study to reduce potential noise impacts to below a level of significance and in conformance with the California Building Code.

The subject property is not located within the Influence Area of a private airstrip or public airport as it relates to noise .

Source: 1, 2, 7

12. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

_____ Potentially significant Impact
_____ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
_____ No Impact

Discussion:

The project will not induce substantial population growth. Apprpoximately 155 additional dwelling units may result from the project. The project does not displace existing housing units or numbers of people.

Source: 1, 2, 5

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?

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- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

No development is proposed as a part of this project. Approximately 155 additional dwelling units may result from the project. The proposed project will result in minor increase in the demand for public services and facilities.

Source: 1, 2, 5

14. RECREATION. Would the project:

- a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

No development is proposed as a part of this project. Up to 155 additional dwelling units may result from the project. The proposed project will cause a minor increase in the demand on recreational services in the community.

Source: 1, 2, 5

15. TRANSPORTATION/TRAFFIC. Would the project:

- a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., resulting a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?
- b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?
- d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated

Attachment D

☒ Less Than Significant Impact
☐ No Impact

Discussion:

No development is proposed as a part of this project. The project is not expected to result in a future increase in traffic because the projected vehicle trips for the existing land uses is approximately 737 trips more than the projected vehicle trips for the subject area if built out at 29 dwelling units per acre. No significant impact on existing traffic loads and capacities is likely to occur. East Broadway would operate at a Level of Service (LOS) D or higher at 33,400 average daily trips (ADT). The SANDAG 2050 Forecast estimates 30,600 daily trips for this section of Broadway and the proposed traffic would be below the acceptable LOS D standard.

Development within the area is required to file an application to the FAA for a determination regarding impacts to the navigation aids in the area.

Source: 1, 2, 5, 6, 7, 8

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e) Result in a determination by the wastewater treatment facilities which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with the federal, state, and local statutes and regulations related to solid waste?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☒ Less Than Significant Impact
☐ No Impact

Discussion:

No development is proposed as a part of this project. Approximately 155 additional dwelling units may result from the project. The proposed projects will increase the demand for utilities and service systems, but can be made to meet those demands with facilities that do not cause significant environmental effect.

Source: 1, 2, 5

17. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development is proposed as a part of this project and future residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively Considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development is proposed as a part of this project and future residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes. The project will not result in impacts that are cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Potentially significant Impact
☐ Less than Significant with Mitigation Incorporated
☐ Less Than Significant Impact
☒ No Impact

Discussion:

No development is proposed as a part of this project and future residential land uses will be required to comply with performance standards related to noise, glare, traffic, vibrations, hazardous materials, airborne emissions, and liquid and solid wastes. The proposed project will not cause a substantial adverse effect on human beings.

Source: 1, 2, 3, 5

In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Attachment D

Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Development Services Department, 3232 Main Street, Lemon Grove.

<u>Reference #</u>	<u>Document Title</u>
1.	City of Lemon Grove General Plan
2.	Master Environmental Impact Report for the Lemon Grove General Plan
3.	City of Lemon Grove Municipal Code
4.	Firm Insurance Rate Map Community Panel No. 06073C1910G May 16, 2012
5.	GPA-150-0001/ZA1-500-0001 Application Packet
6.	Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, SANDAG; April 2002
7.	Montgomery Field Airport Land Use Compatibility Plan, May 2009
8.	FAA Notice Criteria Tool

Individuals and Organizations Consulted

Carol Dick, Development Services Director, City of Lemon Grove

Tamara O'Neal, Associate Engineer, City of Lemon Grove

Chris Jensen, Deputy Fire Marshal, Heartland Fire & Rescue

**TABLE CD-1
PROPOSED LAND USE CATEGORIES AND DENSITIES/INTENSITIES**

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Low Density Residential	4 DUs/acre	3 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Low/Medium Density Residential	7 DUs/acre	5.25 DUs/acre	Detached houses. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium Density Residential	14 DUs/acre	14 DUs/acre	Detached and attached houses, including duplexes and town houses, and limited condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Medium/High Density Residential	29 DUs/acre	24.5 DUs/acre	Duplexes, town houses, condominiums and apartments. Typical uses include uses such as accessory dwelling units, churches, day care, open space, public facilities, home businesses and others which are compatible with the surrounding neighborhood.
Mixed Use	43 DUs/acre and 2.0:1 FAR	20 DUs/acre; 1.25:1 FAR	Mix of residential (condominiums and apartments), retail and office uses within the same building, lot or area, with the intent of creating lively pedestrian-oriented villages near the trolley stations. Retail includes entertainment and neighborhood-serving businesses. Where mixes of uses occur within the same building, locate retail uses on the street level.
Retail Commercial	1.0:1 FAR	0.5:1 FAR	Retail operations providing a broad range of goods and services, catering to both local and regional customers. Includes shopping centers, department stores, grocery stores, professional services and other compatible retail businesses that are auto-oriented.
General Business	1.2:1 FAR	0.6:1 FAR	Professional office, wholesale businesses, research and development, high technology production, and sales. Includes commercial uses that support business uses.

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Attachment E

Land Use Categories	Maximum Development Per Net Acre (a, b, c)	Expected Development Per Net Acre (d)	Land Use Category Description
Industrial	0.7:1 FAR	0.5:1 FAR	Mixture of manufacturing, processing, warehousing and storage uses that do not generate appreciable air and water pollutants, noise, hazardous materials and odors that might be offensive to residents and other businesses.
Public/Institutional Facilities	1.0:1 FAR	0.4:1 FAR	Public uses and service facilities, such as government offices and facilities, schools, public utilities, post office, libraries, fire and law enforcement stations, social service facilities and churches.
Parks/Recreation	0.5:1 FAR	0.1:1 FAR	Community and neighborhood parks, public recreation and community centers.
Transportation	N/A (e)	N/A	Streets, freeway and trolley corridors and stations, bus facilities, "park-and-ride" lots and associated rights-of-ways. If Caltrans permits development within the right-of-way after SR-125 freeway is constructed, the development must conform to the following designations: east and west of SR-125 - Retail Commercial, and south of the Broadway commercial corridor - same designation as the designation of adjacent properties.
Special Treatment Areas - Overlays I Downtown Village II Massachusetts Station III Regional Commercial IV Western Central Avenue Residential V Federal Boulevard Automobile Sales District VI Central Lemon Grove Avenue VII Troy Street/SR-125 Planning Area VIII Eastern Central Avenue Residential			

- (a) The density of residential development is expressed in dwelling units per acre (DUs/acre). The intensity of non-residential development is expressed in floor area ratio (FAR), which is the ratio of building floor area to the land area.
- (b) The maximum development represents the greatest level of development that can occur on individual parcels of land.
- (c) The maximum density within the residential categories may be exceeded for projects providing affordable housing, in accordance with the density bonus provisions of Section 65915 of the California Government Code.
- (d) The expected development reflects the fact that the development which has occurred to date has not reached the maximum allowed density or intensity, and future development is also expected to be less dense/intense than the permitted maximum. The expected development provides a more realistic picture of future development within the land use categories, and is therefore used to project population and buildout data.
- (e) In general, development will not occur within transportation rights-of-way. Through negotiations with Caltrans, development may occur in the future SR-125 freeway right-of-way, near the SR-94 freeway. Such development will be subject to Caltrans lease requirements, and must be consistent with the Lemon Grove General Plan.

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17.16.040 Residential medium/high density (RMH) zone.

A. Purpose. The residential medium/high density zone is intended to provide for more compact multifamily housing development, such as garden apartments.

B. Uses Permitted. In the RM/H zone, the following uses are permitted, subject to the development standards in this section and elsewhere in this title as specified:

1. Day care and residential care facilities for six or fewer persons.
2. Parks and playgrounds.
3. Accessory rental dwelling units in compliance with Section 17.24.060(C)(13)(a through i).

C. Uses Requiring Use Permit.

1. The following uses are permitted subject to the approval of a conditional use permit according to the provisions of Section 17.28.050:

- a. Duplex dwellings.
- b. Public service and utility structures and facilities.
- c. Churches and schools.
- d. Boarding or lodging houses.
- e. Day care and residential care facilities, except large family day care, for seven or more persons.
- f. Senior citizen housing.
- g. Multifamily dwellings consistent with the following implementation program set forth in the general plan implementation manual: community development programs No. 14, 23, 34, and 35; safety program No. 23; noise programs No. 1, 2, and 4; conservation and recreation programs No. 15, 18, 22, 28, 31, and 41.

2. The following uses are permitted subject to the approval of a minor use permit according to the provisions of Section 17.28.052:

- a. Expansion of nonconforming single-family dwellings used for residential purposes where lot coverage is increased by more than twenty percent.

D. Development Standards. The following property development standards shall apply to all land and structures in the RM/H zone. Furthermore, all development must obtain a planned development permit as prescribed in Section 17.28.030.

1. Minimum Site Area. Six thousand square feet, subject to a minimum one thousand five hundred square feet per dwelling unit, for residential purposes; ten thousand square feet for churches and other uses.

2. Minimum Density. No residential development shall be permitted which contains an overall density of less than one unit per three thousand square feet.

3. Minimum Lot Width and Depth. Sixty feet for width; ninety feet for depth.

4. Minimum Yards (as prescribed in Section 17.24.030).

a. Front: Twenty-five feet.

b. Side: Five feet.

c. Rear: Twenty feet.

5. Maximum Building Height (as prescribed in Section 17.24.040).

a. Main Buildings: Forty-five feet.

b. Accessory Structures: Fifteen feet.

6. Minimum Usable Open Space (as prescribed in Section 17.24.070). Five hundred square feet for each dwelling unit.

7. Off-Street Parking (as prescribed in Section 17.24.010)

a. Resident: Two spaces per dwelling unit.

b. Guest: One space per four dwelling units.

Attachment F

E. Additional Zoning Provisions. All uses shall be subject to the applicable regulations of this development code, as specified in this section or prescribed elsewhere. Additional development standards relating to this zone are located in the following sections:

1. Landscaping, Section 17.24.050.
2. Fencing, Section 17.24.050.
3. Home occupations, Chapter 18.20.
4. Accessory uses, Section 17.24.060.
5. Temporary uses, Section 17.28.040.
6. Signs: Chapter 18.12.
7. Animal keeping, Chapter 18.16.
8. Nonconforming use/lot, Section 17.24.090.

F. Properties located within special treatment area I (STA I) are subject to the requirements of the city of Lemon Grove downtown village specific plan. (Ord. 349 § 2 (part), 2005) |